

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **FEBRUARY 12, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:10 a.m. by Chair Davis.

**ATTENDANCE**

Members Present:

*Suzanne Davis*, Associate Planner

*Wayne Hokanson*, Fire Department

*Anthony Ghiossi*, Building Official

*Fletcher Parsons*, Associate Engineer

**PUBLIC HEARINGS**

**ITEM 1:**     140 Cleland Avenue, Lot 5  
                  Architecture and Site Application S-07-184

Requesting approval to construct a new residence and detached garage with reduced setbacks on property zoned R-1D. APN 529-34-105.

PROPERTY OWNER/APPLICANT: JoBo Partners

1.     *Chair Davis* opened the public hearing.
2.     Staff gave report on proposed project.
3.     Applicant was introduced: *Bruce Bowen*
4.     Members of the public were present: *Sivia Van Gundy*
5.     Public hearing closed.
6.     *Ghiossi* moved approval of the application subject to the conditions presented with the following findings and considerations:
  - (a)    The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b)    As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    1.     The Town's housing stock will be maintained as the house will be replaced.
    2.     The existing structure has no architectural or historical significance, and is in poor condition.
    3.     The property owner does not desire to maintain the structure as it exists; and
    4.     The economic utility of the structure is such that it is necessary to replace both the interior and exterior wall coverings, resulting in a technical demolition.

- (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
- (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

modifying condition #34 to include the rear alley off Kimble Avenue.

- 7. *Parsons* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

### **OTHER BUSINESS**

NONE

### **ADJOURNMENT**

Meeting adjourned at 9:30 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
Suzanne Davis, Associate Planner